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Please provide me with all of the planning details for the Royal View development in Leith. Specifically what the planning sign-off process was for the development.

Information regarding the Planning application is available on the ePlanning Portal on our website using the link: <https://www.edinburgh.gov.uk/planning-applications-1/view-comment-planning-applications/1> . Enter the Planning reference 19/00915 in the search box and the files will be available to view.

With regards to the Building Warrant drawings and the role of Building Standards:

The Building Standards Plan Store will hold some of the information as follows:

The Building (Scotland) Act 2003 requires the Local Authority to include all Building Warrants issued by them in the Building Standards Register. This is available in two parts. Part 1 is freely available using the link below:

[http://www.edinburgh.gov.uk/info/20140/building\\_warrants/593/view\\_building\\_warrants](http://www.edinburgh.gov.uk/info/20140/building_warrants/593/view_building_warrants). Enter the Building Warrant ref number 19/02881/WARR in the search box.

The Building (Scotland) Act 2003 (BSS) requires the Local Authority to include Building Warrant applications, including drawings etc for the erection/alteration/extension or conversion of buildings in Part 2 of the Building Standards Register. These are available at the Planning & Building Standards Plan Store 18 Cockburn Street.

However, Section 58 of the Act states:

- (1) Subject to paragraph (3), Parts I and II of the building standards register shall be available for inspection by the public at all reasonable hours and without prejudice to that generality Part I shall be published on a website maintained by the relevant local authority.
- (2) Subject to paragraph (3), the local authority shall on payment of the appropriate fee provide copies of any of the documents contained in Part II of the building standards register.
- (3) Documents shall not be available for copying in terms of paragraph (2) in the cases to which paragraphs (4) or (5) apply.
- (4) This paragraph applies where the relevant building is a non-residential building a prison, a building where a person may be legally detained or otherwise legally held in custody, the Scottish Parliament or a building belonging to Her Majesty in right of Her private estates where copying would raise security concerns but not where the owner of the building to which the documents relate has consented, in writing, to that copying.
- (5) This paragraph applies where paragraph (4) does not apply and where the relevant building is a residential building unless the application is by an interested party and for the purposes of this paragraph "interested party" means any owner, occupier, tenant or prospective owner, occupier or tenant of the relevant building or an adjoining building.

Should you wish to view the records the opening hours of the plan store are listed below. Access is currently by appointment only. Further information is available on our website at: <https://www.edinburgh.gov.uk/building-warrant-records>

You may wish to contact relevant staff at [planstorerecords@edinburgh.gov.uk](mailto:planstorerecords@edinburgh.gov.uk) for further information.

The opening hours are:  
Mon-Thurs: 9.00 – 12.00 & 2.00 – 4.00  
Fri: Closed

The role of Building Standards is to carry out reasonable enquiry during the construction of the buildings and prior to issuing the acceptance of completion certificate for each of the new properties. However, I should like to clarify:- Inspections by Building Standards do not provide a system to control work on-site. That is a matter for the contracts and arrangements put in place between the client and builder. It must be stressed that the inspections are to protect the public interest in terms of compliance with building regulations, not to ensure that all the work is constructed as the person paying for the work would want it. Any site visit we do will focus on undertaking inspections for safety critical elements at key stages in construction, for example:- structural elements, separation and fire stopping. At the point of issuing the acceptance of completion certificate the role of Building Standards ends with regards to the ability to take any action to ask the builder to carry out any remedial works.

It would be the builder's responsibility to specify any materials they wished to use on their building. Should they wish to make any material changes, they may have to apply for an Amendment to Warrant (AoW). There are no records in the Building Standards Register of any AoW being applied for in this instance.